



Project Address: 5844 Thorstrand Road
Application Type: Conditional Use
Legistar File ID # [33908](#)
Prepared By: Kevin Firchow, AICP, Planning Division

Report Includes Comments from other City Agencies, as noted

Summary

Applicant: Fred Lubcke; Cornerstone Designs; PO Box 620506; Middleton, WI 53562

Contact: Fred Lubcke; Cornerstone Designs; PO Box 620506; Middleton, WI 53562

Property Owner: Vance Tang; 5844 Thorstrand Road; Madison, WI 53705

Requested Actions: The applicant requests conditional use approval to construct an accessory building and add landscaping improvements on a lakefront lot.

Proposal Summary: The applicant proposes to demolish an existing accessory building for the purpose of constructing a new two-car detached garage. The applicant also proposes to create a new outdoor patio space as part of this application.

Applicable Regulations & Standards: This proposal is subject to the standards for Conditional Uses [Section 28.183] and Lakefront Development [Section 28.138].

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for conditional uses and lakefront development are met and **approve** the conditional use alteration to construct an accessory building and to add landscaping improvements on a lakefront lot at 5844 Thorstrand Road. This request is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

Background Information

Parcel Location: The parcel is an approximately 0.62-acre (26,897 square foot) waterfront parcel located along the southwestern shore of Lake Mendota. This parcel is located within Aldermanic District 19 and the Madison Metropolitan School District.

Existing Conditions and Land Use: The site includes an existing single-family home built in 1961. The second story addition was approved as a conditional use in 2012. The site also includes an existing boathouse along the shoreline.

Surrounding Land Use and Zoning: This property is surrounded by other lake-fronting single-family homes on Thorstrand Road, a private street. Surrounding properties are zoned SR-C1 (Suburban Residential-Consistent 1 District).

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends Low Density Residential land use for the area.

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor. A portion of the property along the shoreline is within the flood fringe and flood storage districts; however, the proposed accessory building and landscape improvements appear to be outside of this area.

Public Utilities and Services: This property is served by a full range of urban services.

Zoning Summary: The property is zoned SR-C1 – Suburban Residential – Consistent 1 District

Dimensional Requirements	Required	Proposed
Lot Area (sq. ft.)	8,000 sq. ft.	26,897 sq. ft.
Lot Width	60'	65'
Front Yard Setback	30'	30'+ (See Condition #7)
Side yard	6'	TBD (See Condition #7)
Maximum height	15' average	Less than 15'
Maximum lot coverage	50%	Less than 50%
Usable open space	1,300 sq. ft.	adequate
Site Design	Required	Proposed
Number parking stalls	1	4
Lakefront standards	Yes	Yes
Lighting	No	No
Building forms	Yes	Meets building forms.
Other Critical Zoning Items	Utility easements; Floodplain; No change/removal of vegetation removal within 35' of Ordinary High Water Mark.	

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

Project Description, Analysis, and Conclusion

The applicant requests approval of a conditional use alteration to construct a new accessory building and landscaping improvements on a lakefront lot. This request is subject to the approval standards for conditional uses and lakefront development.

Upon removal of an existing accessory shed, the applicant proposes to build a detached two-car garage in roughly the same location on the street-side of the property. The structure has a footprint of 480 square feet. The garage measures just over nine feet in height to the eave and approximately 14 feet to the roof peak. The structure will be clad in horizontal siding with a stone veneer base.

The second proposed alteration is the construction of a 1,200 square foot patio area at the rear of the house. The provided plans show the patio will be constructed of pavers. The area will include seat walls, a fire pit, outdoor bar, and grilling area. Related improvements include new planting beds and a new pathway to the boathouse. The patio plan also shows the installation of a retaining wall along the western lot line. Further detail on this wall is recommended as a condition of approval. The wall's exact location should be specified on

the site plan and other detail shall be provided including height, wall materials, and information on resulting grades.

The Planning Division believes the conditional use and lakefront development standards can be met, however further information should be provided on the proposed retaining wall. With the new improvements, City Zoning has confirmed that the property will continue to meet useable open space and lot coverage requirements.

Recommendation

Planning Division Recommendation (Contact Kevin Firchow, 267-1150)

The Planning Division recommends that the Plan Commission find that the standards for conditional uses and lakefront development are met and **approve** the conditional use alteration to construct an accessory building and to add landscaping improvements on a lakefront lot at 5844 Thorstrand Road. This request is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

1. That all proposed improvements are accurately depicted on the site plan. The site plan shall be revised to show how the driveway connects to the garage and also depict the location of any retaining walls and walking paths as shown on other drawings in the plan set.
2. That more information be provided on the retaining wall depicted on the patio plans. Information on drainage impacts shall be approved by the Building Inspection Division. Details on height, location, and materials shall be provided for approval by the Planning Division.

City Engineering Division (Contact Janet Schmidt, 261-9688)

3. Provide dimensions from the proposed garage to the property lines of the parcel.
4. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
5. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information: a) building footprints, b) internal walkway areas, c) internal site parking areas, d) lot lines and right-of-way lines, e) Street names, f) Stormwater Management Facilities, and g) detail drawings associated with stormwater management facilities (including if applicable planting plans).

Traffic Engineering Division (Contact Eric Halvorson, 266-6572)

This agency submitted a report with no comments on this request.

Zoning Administrator (Contact Pat Anderson, 266-5978)

6. Filling, grading and excavation of the zoning lot may be permitted only where protection against erosion, sedimentation and impairment of fish and aquatic life has been assured. Obtain necessary erosion control permits.
7. Submitted plans show both a 9' and 4' setback for the new accessory building from the west property line, and front setback is not shown. NOTE: minimum side yard setback is 6' and minimum front yard setback is 30'. It appears as though both these setback requirements can easily be met. Provide all setbacks for detached accessory structure and existing home on final plan set.

Fire Department (Contact Bill Sullivan, 261-9658)

This agency submitted a report with no comments on this request.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not provide comments for this request.

Water Utility (Contact Dennis Cawley, 261-9243)

8. This property is not in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and will not need a copy of the approved plans.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.